

DEPARTMENT OF THE ARMY TULSA DISTRICT,
CORPS OF ENGINEERS
1645 SOUTH 101ST EAST AVENUE
TULSA, OKLAHOMA 74128-4609

NOTICE OF AVAILABILITY FOR LEASING NO. DACA56-9-16-0074
GOVERNMENT OWNED REAL PROPERTY FOR AGRICULTURAL AND
HAY HARVESTING PURPOSES
MCALESTER ARMY AMMUNITIONS PLANT
MCALESTER, OK

Sealed bids subject to the terms and conditions set forth herein, for the leasing of property of the United States listed in the notice, will be received until the time, date, and at the place indicated below:

SEALED BIDS ARE TO BE MARKED AND ADDRESSED AS FOLLOWS:

RETURN ADDRESS:
(Name & address of bidder)

TO: McAlester
Army Ammunitions Plant
JMMC-DEL/Ryan Toby
1 "C" Tree Road
McAlester, OK 74501

PROPERTY LOCATION: McAlester Army Ammunition Plant,
Pittsburg County, Oklahoma

TIME OF PRE-OPENING CONFERENCE: 12:30 PM, Tuesday, April 12th, 2016

TIME OF OPENING: 1:30 PM, Tuesday, April 12th, 2016

PLACE OF OPENING: McAlester
Army Ammunition Plant
Natural Resources Office
1C Tree Road
McAlester, OK 74501

BID DEPOSIT: 25 percent of the annual amount bid

ISSUED BY: Department of the Army
Tulsa District, Corps of Engineers

POINT OF CONTACT:

McAlester Army Ammunition Plant
Corps of Engineers:

Ryan Toby
Stephen Pope

(918) 420-6611
(918) 669-7679

AUTHORITY: The authority for granting these leases is Title 10, U.S.C., Section 2667. The successful bidder will be required to enter into a lease with the United States, a copy of which is attached hereto. The lease will be subject to any existing easements for electric power transmission lines, telephone or telegraph lines, water, gas, gasoline, oil, or sewer pipelines, or other facilities located on the property covered by said lessee.

TERM: LEASE TRACT NO. 1

The lease term will be for one **(1) years**, beginning **June 1, 2016 and ending December 31, 2016, map marked exhibit A.**

TERM: LEASE TRACTS NOS. 2 and 4

TERM: The term of the lease will be for 5 years, beginning **May 1, 2016**, and ending **December 31, 2020**, and is revocable at will by the Secretary of the Army. The lease may be renewed for an additional 4-year term at the discretion of the Government and is revocable at will by the Secretary of the Army; **maps marked exhibit B & C.**

LEASE PROPERTY:

a. Detailed **maps** of the lease areas may be obtained from the McAlester Army Ammunition Plant **during regular business hours.**

b. The description of the property and the attached are believed to be correct, but any error or omission in the description of the property or on the map shall not constitute any ground or reason for nonperformance of the provisions and conditions of the lease or claim by the lessee for any refund or deduction from rental.

SERVICES: The lessee may, at the discretion of the Chief of Real Estate and the McAlester Army Ammunition Plant, be authorized to perform services in lieu of cash rental. Services may include, but are not limited to, erosion control, wildlife food plots, fire guards, overseeding pastures with legumes or small grain, applying fertilizer, and/or construction of boundary fences. Services in lieu of cash rental must be agreed to in advance and documented in a Supplemental Agreement signed by all parties. Services approved and performed in lieu of cash rentals must be completed and accepted by the Government prior to December 1 each year of the current lease. In the event of lease termination, the Lessee shall not be reimbursed for services performed in advance of the year in which termination occurs.

FARM ASSISTANCE PROGRAM: Approval through the Tulsa District, Corps of Engineers must be obtained prior to signing lease area up under any Farm Assistance Program. If Lessees is 30 or more days **past due** on all or part of their lease **rental and/or required services**, they will be ineligible to participate in federal financial assistance through the Farm Bill Program.

CASH RENT BIDS: Cash rent must be in whole dollars. Any bid submitted in an amount other than in whole dollars will be rounded down to the nearest whole dollar.

INSTRUCTIONS TO BIDDERS

1. **BIDS SUBJECT TO THESE TERMS.** All bids submitted shall be deemed to have been made with full knowledge of all the terms herein contained. Bidders are expected to inspect the property and form their own conclusions as to its suitability for the stated purposes. Failure to make such inspection will not constitute grounds for any claim for adjustment or for the withdrawal of the bid after the time of opening bids. The property is now subject to inspection by prospective bidders. The Government makes no guaranty or warranty, either expressed or implied, with respect to the property.

2. **BID FORMAT.** Bids must be submitted in the attached format pages 6, 7 and 8.

3. **EXECUTION OF BIDS.** Each bid must give the full address of the bidder and be signed with the bidder's usual signature. Any additional sheets shall be identified with the bidder's name. A bid executed by an agent on behalf of the bidder shall be accompanied by an authenticated copy of the power of attorney, or other evidence of authority. If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. If the bid is signed by the secretary of the corporation, the Certificate must be executed by another officer of the corporation. In lieu of the Certificate, records of the corporation which show the authority of the officer signing, and which the secretary or assistant secretary, under the corporate seal, certifies to be true copies must be attached.

4. **DEPOSIT REQUIRED.** No bid will be considered without a deposit approximately equal to and not less than twenty-five (25) percent of the annual rental offered, to guarantee that the bidder will enter into a written lease and pay the balance of the rental due within thirty (30) days after receipt of written notice of acceptance of his/her bid and a draft of lease for execution. Individual deposits must be made for each tract. Bids will be rejected if multiple deposits are combined into one bid. Such guarantee must be in the form of a money order or check, payable to the "FAO, USAED, TULSA". The deposits of unsuccessful bidders will be returned as promptly as possible after rejection. However, in the event of default by any bidder, that bidder's deposit may be applied by the Government to any Government loss, cost and expense occasioned thereby, including any incurred in leasing the property and any difference between the rental for another lease, if the latter amount is less. The bidder is liable for the full amount of damages sustained by the Government because of his/her default; such liability is not limited to the amount of the bidder's deposit.

5. SUBMISSION OF BIDS.

a. It will be the duty of each bidder to have the bid delivered by the time and at the place prescribed in the notice. Bids will be securely kept, unopened. No responsibility will attach for the premature opening of a bid not properly addressed and identified.

b. If you are mailing in your sealed Bids: Sealed Bids are to be inside your first envelope and marked on the outside as ***"Sealed Bid – Do Not Open Until Public Opening Date."***

6. LATE BIDS, MODIFICATION OR WITHDRAWAL OF BIDS. The person whose duty it is to open the bids will decide when withdrawals of a bid will be considered. Bids may be modified or withdrawn only by written or telegraphic requests received from bidders prior to the time fixed for opening. Negligence in preparing the bid confers no right to withdraw the bid after it has been opened. Bids, modifications, or withdrawals received after the time fixed for opening and before award is made will be considered if sent by registered mail not later than the 7th calendar day prior to the date specified for receipt of bids or if sent by mail (telegram if authorized) and it is determined by the Government that the late receipt was due solely to mishandling by the Government after receipt at the Government installation.

7. OPENING OF BIDS. At the time fixed for the opening, bid contents will be made public. Any information submitted in support of the bid will, upon request, be held in strict confidence by the United States, if disclosure might tend to subject the bidder to a competitive business disadvantage.

8. AWARD OF LEASE. The lease will be awarded to the highest bidder who is responsive to this Notice, provided that the bidder is responsible, the bid is reasonable, and it is in the interest of the United States to accept it.

9. PROCEDURE FOR AWARD.

a. Following the public opening, the Government may require any bidder to furnish additional evidence of financial condition, ability to assume the obligations and responsibilities imposed by the lease, and other information the Government considers desirable. Failure to submit this information in 30 days or such other reasonable time as the Chief of Real Estate specifies may be the basis for rejecting the bid.

b. The lease will be awarded to the bidder who offers the highest fixed annual rental and whom the Chief of Real Estate determines to be fully qualified financially, by experience, character and otherwise to furnish the facilities and services determined to be necessary to adequately serve the public demand at the proposed site.

10. ACCEPTANCE OF BIDS. All bids will remain open for acceptance or rejection for 30 days from the date of opening. Notice of award will be given as soon as practicable to the successful bidder personally, to a duly authorized representative, or in writing to the bidder at the address indicated in the bid.

11. DISPUTES. Except as otherwise provided in this Notice, any dispute concerning a question of fact arising under this Notice which is not disposed of by agreement shall be decided by the District Commander or his/her duly authorized representative who shall mail or otherwise furnish a written copy of the decision to the bidder. The decision of the District Commander shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the bidder mails or otherwise furnishes to the District Commander a written appeal addressed to the Secretary of the Army. The decision of the Secretary, or his/her duly authorized representative for the determination of such appeals, shall be final and conclusive unless determined by a court of competent jurisdiction to have been

fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this condition, the bidder shall be afforded an opportunity to be heard and to offer evidence in support of appeal. Pending final decision of a dispute hereunder, the bidder shall proceed diligently with the performance of the contract and in accordance with the District Commander's decision. This condition does not preclude consideration of questions of law provided that nothing in this condition shall be construed as making final the decision of an administrative official, representative, or board on a question of law.

12. REJECTION OF BIDS. The right is reserved, as the interests of the Government may require, to reject at any time any and all bids, to waive any informality in bids received, and to accept or reject any items of any bid unless such bid is qualified by specific limitation.

13. DEFAULT. In the event that the successful bidder fails to enter into a lease within thirty (30) days after receipt of Government notification that his/her bid has been accepted and receipt of a draft lease for execution, or in the event that the successful bidder fails to otherwise comply with the terms of this Notice, the Government may declare the bidder in default and retain the deposit as liquidated damages.

14. ADDITIONAL INFORMATION. Any additional information may be obtained from the McAlester Army Ammunition Plant or the Tulsa District Corps of Engineers at the phone numbers indicated above.

A & G LEASE BID
McAlester Army Ammunition
Plant

TO: McAlester
Army Ammunition Plant
JMMC-DEL/Ryan Toby
1C Tree Road
McAlester, OK 74501

This bid is subject to all conditions and requirements in your Invitation. I agree to enter into a written lease within 30 days of notice of acceptance. Enclosed is my bid deposit in the form of a check or money order made payable to the "FAO, USAED, TULSA" for one-fourth (1/4) of my annual bid or more. Note, rent must be bid in whole dollars and each lease bid must be accompanied by a separate deposit for each individual tract. Bids and deposits for multiple tracts combined into one bid or one deposit check will be rejected.

<u>AREA</u>	<u>ANNUAL RENTAL BID</u>	<u>BID DEPOSIT ENCLOSED</u>
Tract #1 (Lease DACA56-1-16-TBD)	\$ _____	\$ _____
Tract #2 (Lease DACA56-1-16-TBD)	\$ _____	\$ _____
Tract #4 (Lease DACA56-1-16-TBD)	\$ _____	\$ _____

**NOTE: SERVICES STATED IN THE AGRICULTURAL GENERAL LAND USE
REGULATIONS ARE REQUIRED IN ADDITION TO THE CASH RENT BID.**

The annual rent will be due and payable on or before December 31 each year during the term of the lease.

Full Name: _____

Address: _____ Telephone: _____
(Street, Rural Route, P. O. Box, etc.) (w/ area code)

(City, State) Zip Code: _____

Social Security No.: _____ - _____ - _____

Signature: _____ Date: _____

BIDDER REPRESENTS: (Check appropriate box)

That he/she operates as:

___ an individual only

___ joint tenancy as husband and wife with right of survivorship

___ an individual doing business as

___ a partnership consisting of

___ a corporation, incorporated in the state of

___ a trustee acting for

CORPORATE CERTIFICATE

I, _____, certify that I am the _____
(name) (title)

of the _____ named as bidder herein; that
(corporation name)

_____, who signed this bid on behalf of the
(name of officer)

_____ of the corporation; that said
(name of officer)

instrument was duly signed for and on behalf of the

_____ duly signed for and on behalf of said Corporation; (corporate name)

by authority of its governing body and is within the scope of its corporate powers.

Signed, _____.
Corporate Secretary or
Appropriate Officer

(AFFIX CORPORATE SEAL)

REQUEST FOR GRANTEE

SOCIAL SECURITY NUMBER AND/OR TAXPAYER IDENTIFICATION NUMBER

Nature of Outgrant: _____
(EASEMENT, LEASE, LICENSE, PERMIT, RIGHT OF WAY, ETC.)

Number of Outgrant: _____

Name of Grantee: _____
(PRINT NAME)

Address of Grantee: _____

Grantee's Social Security Number: _____

Grantee's Taxpayer Identification Number: _____

SIGNATURE

DATE

=====

PRIVACY ACT STATEMENT

Purpose of Form: This information is mandatory under the Debt Collection Improvement Act of 1996, Public Law 104-134, April 26, 1996, 110 Stat 1321-358. The head of each Federal Agency must require each person doing business with that agency to furnish to that agency such person's taxpayer identification number. The agency intent is to use such number for purposes of collecting and reporting on any delinquent amounts arising out of such person's relationship with the Government. OMB Circular A-129, App. A, part V, and DOD Financial Regulation 7000.14-R, Vol. 4, chapter 3, states that any close-out of accounts receivable procedures will include reporting the close-out amount on IRS Form 1099-C. IRS Form 1099-C is an income form which requires a taxpayer identification number and means that the agency will report the uncollectible debt to IRS as income to the person who failed to pay the uncollectible debt owed to the agency under the outgrant. The 1099-C reports the uncollectible debt as income to the debtor, which may be taxable at the debtor's current tax rate. Failure to provide this information may result in your outgrant request being denied.

U.S. Army Corps of Engineers, Tulsa District

MANAGEMENT PLAN
HAYING HARVESTING LEASE
MEADOW #1
MCALESTER ARMY AMMUNITION PLANT
MCALESTER, OKLAHOMA

1. GENERAL DESCRIPTION

a. Location. McAlester Army Ammunition Plant is located in Pittsburg County, Oklahoma, approximately 9 miles southwest of the town of McAlester.

b. Lease. The tract consists of approximately 536 acres of native grass production hay meadows. Grazing of livestock is prohibited.

c. Meadow No. 1 Lease will begin 01 June 2016 and expire 31 December 2016.

d. Work Requirements. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation.

e. The present vegetative condition of the meadow is good with the vegetative trend being up. This meadow was rested the previous growing season.

f. The basic soil types are Dennis-Parsons-Bates Association; loamy soils on prairie uplands.

**MCALESTER ARMY AMMUNITION PLANT
MCALESTER, OKLAHOMA
LAND USE REGULATIONS
HAYING HARVESTING LEASE
MEADOW NO. 1, CONTAINING 536 ACRES**

1. Grazing of livestock is prohibited.
2. The lessee is responsible for compliance with all State and Federal Laws, Rules and Regulations applicable to the handling and application of chemicals and the disposal of chemical containers. The lessee is responsible for obtaining all approvals, permits, and certifications necessary for the purchase, handling, and application of chemicals. The lessee further assumes responsibility for damages to crops, animals, timber or any environmental contamination on McAlester AAP which results from the misuse of chemicals or the careless handling/application of chemicals by the lessee or his/her employees.
3. The lease area is subject to concurrent use for recreational purposes, including hunting and fishing, by such persons accorded the privilege by appropriate regulations established by the Installation Commander. The Installation Commander reserves the right to allow public hunting in the leased area for a period not to exceed 60 days per year.
4. Vehicles equipped with catalytic converters are prohibited in hazardous or explosive operating areas. Vehicles with this equipment will be parked only on roads and hard-stand areas and are prohibited from being parked in grassy areas or in fields.
5. Lessee and his employees shall adhere to the fire and safety requirements of AMCR 385-100.
6. Lessee and his employees shall comply with the security requirements of the Physical Security Plan, Installation Regulations, and AMCR 190-3.
7. The Provost Marshal/Security Officer of McAlester AAP will complete a local law enforcement agency check on the lessee and his employees. Any derogatory information obtained will be reviewed by the Provost Marshal/Security Officer and the Installation Commander to determine whether or not the lessee or his employees will be allowed entry to the leased area. The lessee shall furnish the names of employees to the Security Officer 3 days prior to the employees' entry.
8. Displays of commercial advertisements will not be placed on leased lands.
9. Care will be taken to guard against a beginning for soil erosion in areas where brush is to be cut or pushed that will surround waterways, roadside ditches, and other drainage areas. Disturbed areas will be seeded to 20 pounds of annual rye grass per acre.
10. Lessee or his employees will not operate brush hog or rotary-type equipment on the lease area during the months of April, May or the first half of June. Hay cutting will be permitted after 25 June through 10 August, unless extended by wet weather delays as determined by the resident officer in charge of outleasing.
11. Hay harvesting shall be limited to one cutting each year. All hay and haying equipment must be removed from the lease area not later than 20 August each year. The hay harvest season can be extended by the resident officer in charge of outleasing if justified by wet grounds and poor weather conditions during the regular harvest season. Upon completion

of haying operations, the lessee will notify the resident officer in charge of outleasing of the total tons of hay removed from the individual meadow. The area around each magazine will not be cut closer than fifty (50) feet from the toe of the slope of the magazine.

All haying operations shall be conducted according to sound and locally accepted hay harvesting practices.

12. All areas of production hay meadows as indicated by map must be cut annually during the cutting time allotted (25 June through 10 August). Areas deemed unsuitable for hay production must still be mowed to preserve the integrity of the hay meadow and prevent woody species from overtaking production areas. Vegetation clippings in these areas may be left in place at the discretion of the lessee.

13. All personnel involved in the haying operations shall not enter the installation before sunrise and must be off the installation before sunset. Work may be carried on seven (7) days a week, providing the lessee notifies the resident officer in charge of outleasing the preceding week as to the number and location of his employees who will be working on Saturday and/or Sunday.

14. All cuttings, including grass, weeds, and weed-like growths, become the property of the lessee. If the lessee plans to resell the hay, all transactions must take place off the installation. Delivery of hay to any purchaser shall be made by the lessee at off-installation locations. In addition, sale of hay shall not be made to any employee or officer of the Government in any position to influence the conditions under which this contract is executed. Prospective buyers shall not be brought on the installation to inspect or remove any hay.

15. The mowed grasses shall be permitted to remain on the ground for the time necessary to cure for hay, and the lessee shall be allowed access to the areas to perform such windrowing, turning, raking, and baling as are necessary to accomplish the curing and harvesting of hay and to remove such harvested material from the premises. The lessee shall remove all hay, including loose, wet, or broken bales, from the individual meadow within ten (10) days after cutting. If due to adverse weather conditions, mold, or other causes, the mowed grass is damaged beyond use for hay, the resident officer in charge of outleasing approves on-site disposal in areas which he designates. Any hay remaining on installation after 01 September becomes property of US Army.

16. The lessee may use the Main Gate for hauling operations when using trucks or automobiles. The Haywood Gate may be used to move haying equipment and baled hay on and off the installation by special arrangements with the Directorate of Engineering or the Officer in Charge of Outleasing.

17. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation. Additional maps will be furnished to successful bidders.

18. The installation commander reserves the right to sell timber for commercial harvest within the leased area, and any compensation to the lessee, due to loss of hay production as a result of logging operations, will be paid by the timber buyer.

COMPLETION



SHEET

NOL No.: DACA56-1-16-TBD (Tract 1)

SERVICES PERFORMED	ACRES	COMPLETED Y/N	DATE
COMMENTS:			

Completion sheet must be submitted in writing within seven (7) days after services have been performed and the Government must be notified in writing to the following:

- a. District Engineer, Tulsa District Corps of Engineers
ATTN: Chief, Real Estate Division
1645 South 101st East
Ave. Tulsa, OK 74128-4608

- b. McAlester Army Ammunition Plant
JMMC-DEL/Ryan Toby
1C Tree Road
McAlester, OK 74501

LESSEE SIGNATURE

DATE

MANAGEMENT PLAN
AGRICULTURAL HAYING LEASE
MEADOW #2
MCALESTER ARMY AMMUNITION PLANT
MCALESTER, OKLAHOMA

1. GENERAL DESCRIPTION

a. Location McAlester Army Ammunition Plant is located in Pittsburg County, Oklahoma, approximately 9 miles southwest of the town of McAlester.

b. Lease. The tract consists of approximately 705 acres of native grass production hay meadows. Grazing of livestock is prohibited.

c. Meadow No. 2 Lease will begin 1 June 2016 and expire 31 December 2020, with an additional four year option.

d. Work Requirements. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation and perform the conservation work items as prescribed herein.

e. The present vegetative condition of the meadow is good with the vegetative trend being up. With the accomplishment of the brush control in this lease it is planned to expand the hay producing acres in future leases. The brush control will be accomplished by requiring the lessee to remove the undesirable trees and brush. The process of fertilization by the lessee will also improve the quality of the meadow.

f. The basic soil types are Dennis-Parsons-Bates Association; loamy soils on prairie uplands.

g. Tree and brush control areas within the Number 2 lease do not qualify as timber management areas. The dominating species are Winged Elm (*Ulmus alata*), Persimmon (*Diospyros virginiana*), Hawthorn (*Crataegus invisa* Sarg.) and *Crataegus spathulata* Michx.), Greenbrier (*Smilax roundifolia* L.), Sumac (*Rhus copallina* L.) and *Rhus glabra* L.), Blackberry (*Rubus austrinus*).

MCALESTER ARMY AMMUNITION PLANT

MCALESTER, OKLAHOMA

LAND USE REGULATIONS

HAYING LEASE

MEADOW NO. 2, CONTAINING 705 ACRES

1. Grazing of livestock is prohibited.
2. The lessee is responsible for compliance with all State and Federal Laws, Rules and Regulations applicable to the handling and application of chemicals and the disposal of chemical containers. The lessee is responsible for obtaining all approvals, permits, and certifications necessary for the purchase, handling, and application of chemicals. The lessee further assumes responsibility for damages to crops, animals, timber or any environmental contamination on McAlester AAP which results from the misuse of chemicals or the careless handling/application of chemicals by the lessee or his/her employees. At the end of the month, the lessee is to report in writing to the land manager the pesticides in pounds or ounces of the active ingredient that he/she applied.
3. The lease area is subject to concurrent use for recreational purposes, including hunting and fishing, by such persons accorded the privilege by appropriate regulations established by the Installation Commander. The Installation Commander reserves the right to allow public hunting in the leased area for a period not to exceed 60 days per year.
4. Vehicles equipped with catalytic converters are prohibited in hazardous or explosive operating areas. Vehicles with this equipment will be parked only on roads and hard-stand areas and are prohibited from being parked in grassy areas or in fields.
5. Lessee and his employees shall adhere to the fire and safety requirements of AMCR 385-100.
6. Lessee and his employees shall comply with the security requirements of the Physical Security Plan, Installation Regulations, and AMCR 190-3.
7. The Provost Marshal/Security Officer of McAlester AAP will complete a local law enforcement agency check on the lessee and his employees. Any derogatory information obtained will be reviewed by the Provost Marshal/Security Officer and the Installation Commander to determine whether or not the lessee or his employees will be allowed entry to the leased area. The lessee shall furnish the names of employees to the Security Officer 3 days prior to the employees' entry.
8. Displays of commercial advertisements will not be placed on leased lands.
9. Care will be taken to guard against a beginning for soil erosion in areas where brush is to be cut or pushed that will surround waterways, roadside ditches, and other drainage areas. Disturbed areas will be seeded to 20 pounds of annual rye grass per acre.

10. Lessee or his employees will not operate brush hog or rotary-type equipment on the lease area during the months of April, May or the first half of June. Hay cutting will be permitted after 25 June through 10 August, unless extended by wet weather delays as determined by the resident officer in charge of outleasing.

11. Hay harvesting shall be limited to one cutting each year. All hay and haying equipment must be removed from the lease area not later than 20 August each year. The hay harvest season can be extended by the resident officer in charge of outleasing if justified by wet grounds and poor weather conditions during the regular harvest season. Upon completion of haying operations, the lessee will notify the resident officer in charge of outleasing of the total tons of hay removed from the individual meadow. The area around each magazine will not be cut closer than fifty (50) feet from the toe of the slope of the magazine.

All haying operations shall be conducted according to sound and locally accepted hay harvesting practices.

12. All areas of production hay meadows as indicated by map must be cut annually during the cutting time allotted (25 June through 10 August). Areas deemed unsuitable for hay production must still be mowed to preserve the integrity of the hay meadow and prevent woody species from overtaking production areas. Vegetation clippings in these areas may be left in place at the discretion of the lessee.

13. All personnel involved in the haying operations shall not enter the installation before sunrise and must be off the installation before sunset. Work may be carried on seven (7) days a week, providing the lessee notifies the resident officer in charge of outleasing the preceding week as to the number and location of his employees who will be working on Saturday and/or Sunday.

14. All cuttings, including grass, weeds, and weed-like growths, become the property of the lessee. If the lessee plans to resell the hay, all transactions must take place off the installation. Delivery of hay to any purchaser shall be made by the lessee at off-installation locations. In addition, sale of hay shall not be made to any employee or officer of the Government in any position to influence the conditions under which this contract is executed. Prospective buyers shall not be brought on the installation to inspect or remove any hay.

15. The mowed grasses shall be permitted to remain on the ground for the time necessary to cure for hay, and the lessee shall be allowed access to the areas to perform such windrowing, turning, raking, and baling as are necessary to accomplish the curing and harvesting of hay and to remove such harvested material from the premises. The lessee shall remove all hay, including loose, wet, or broken bales, from the individual meadow within ten (10) days after cutting. If due to adverse weather conditions, mold, or other causes, the mowed grass is damaged beyond use for hay, the resident officer in charge of outleasing approves on-site disposal in areas which he designates.

16. The lessee may use the Main Gate for hauling operations when using trucks or automobiles. The Haywood Gate may be used to move haying equipment and baled hay

on and off the installation by special arrangements with the Directorate of Public Works or the Officer in Charge of Outleasing.

17. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation and perform the conservation work items specified. The specified work items are to be performed at the sole cost and expense of the lessee. A map, showing the location of specific areas involved, will be furnished upon pre-bid inspection. Additional maps will be furnished to successful bidders. Accomplishment of the following practices has been scheduled over the full lease term:

Table 1. Meadow #2 Conservation Practices

	PRACTICE	COMPLETION DATE
YEAR 1	<ul style="list-style-type: none">• Planting winter cover on 28.5 acres (4 Plots)• Hay Meadow Fertilization on 100 acres• Brush Control on 43 acres	<ul style="list-style-type: none">• 15 September• 1 October• 30 October
YEAR 2	<ul style="list-style-type: none">• Planting winter cover on 28.5 acres (4 Plots)• Hay Meadow Fertilization on 100 acres• Brush Control on 43 acres	<ul style="list-style-type: none">• 15 September• 1 October• 30 October
YEAR 3	<ul style="list-style-type: none">• Planting winter cover on 28.5 acres (4 Plots)• Hay Meadow Fertilization on 100 acres• Brush Control on 43 acres	<ul style="list-style-type: none">• 15 September• 1 October• 30 October
YEAR 4	<ul style="list-style-type: none">• Planting winter cover on 28.5 acres (4 Plots)• Hay Meadow Fertilization on 100 acres• Brush Control on 43 acres	<ul style="list-style-type: none">• 15 September• 1 October• 30 October
YEAR 5	<ul style="list-style-type: none">• Planting winter cover on 28.5 acres (4 Plots)• Hay Meadow Fertilization on 100 acres• Brush Control on 43 acres	<ul style="list-style-type: none">• 15 September• 1 October• 30 October

*See Technical Specifications for details on conservation practices.

18. The installation commander reserves the right to sell timber for commercial harvest within the leased area, and any compensation to the lessee, due to loss of hay production as a result of logging operations, will be paid by the timber buyer.

19. A performance bond and/or a letter of credit in the amount of \$1,500 per year or \$7,500 per term is required for performance of required work on this lease.

Technical Specifications for specific practices are as follows:

1. Winter Cover: This work includes seed bed preparation, planting, fertilizing of cover crops.

a. Land Breaking: Breaking shall be with mold board plow or offset tandem disk break plow. Ground shall be broken to a minimum depth of eight inches.

b. Disking: After breaking operations are completed, the soil shall be disked a minimum of two (2) times, each time with a drag attached to the disk. The last disking will be in a cross pattern to the first disking.

c. Planting: Winter crop cover planting must be accomplished with broadcast spreader. Annual rye grass seed shall be planted at the rate of 40 lbs. pure live seed per acre. Fertilization will be in accordance with test results. Contact Mr. Ryan Toby at McAlester Army Ammunition Plant for application rates. Historically, at the time of planting, the fertilizer application rate has been approximately 200 lbs. of 10-20-10 fertilizer per acre. All seed and fertilizer shall be delivered to the site in original unopened container and approved by the Land Manager prior to planting. Planting and fertilization shall be completed by 15 September each year.

2. Hay Meadow Fertilization: Hay meadows will be fertilized with a broad cast spreader. Fertilization will be in accordance with test results. Contact Mr. Ryan Toby at McAlester Army Ammunition Plant for application rates. Historically, the fertilizer application rate has been approximately 200 lbs. of 10-20-10 fertilizer per acre. The Land Manager will inspect and approve the fertilizer prior to spreading. Fertilization shall be applied at a rate of 200 lbs. per acre and shall be delivered to the site in original unopened containers and approved by the Land Manager prior to spreading. Fertilization of hay meadows shall be completed between 15 Aug and 1 Oct each year.

3. Brush Control: Grass and woody vegetation up to 4 inches base diameter will be cut back to approximately 12 inches height. Woody vegetative remains may be left on the area. Any desirable trees or brush to be left in the brush control area will be flagged by the Land Manager. The layout of the brushhog areas is set up so that each area is cut once every three years.

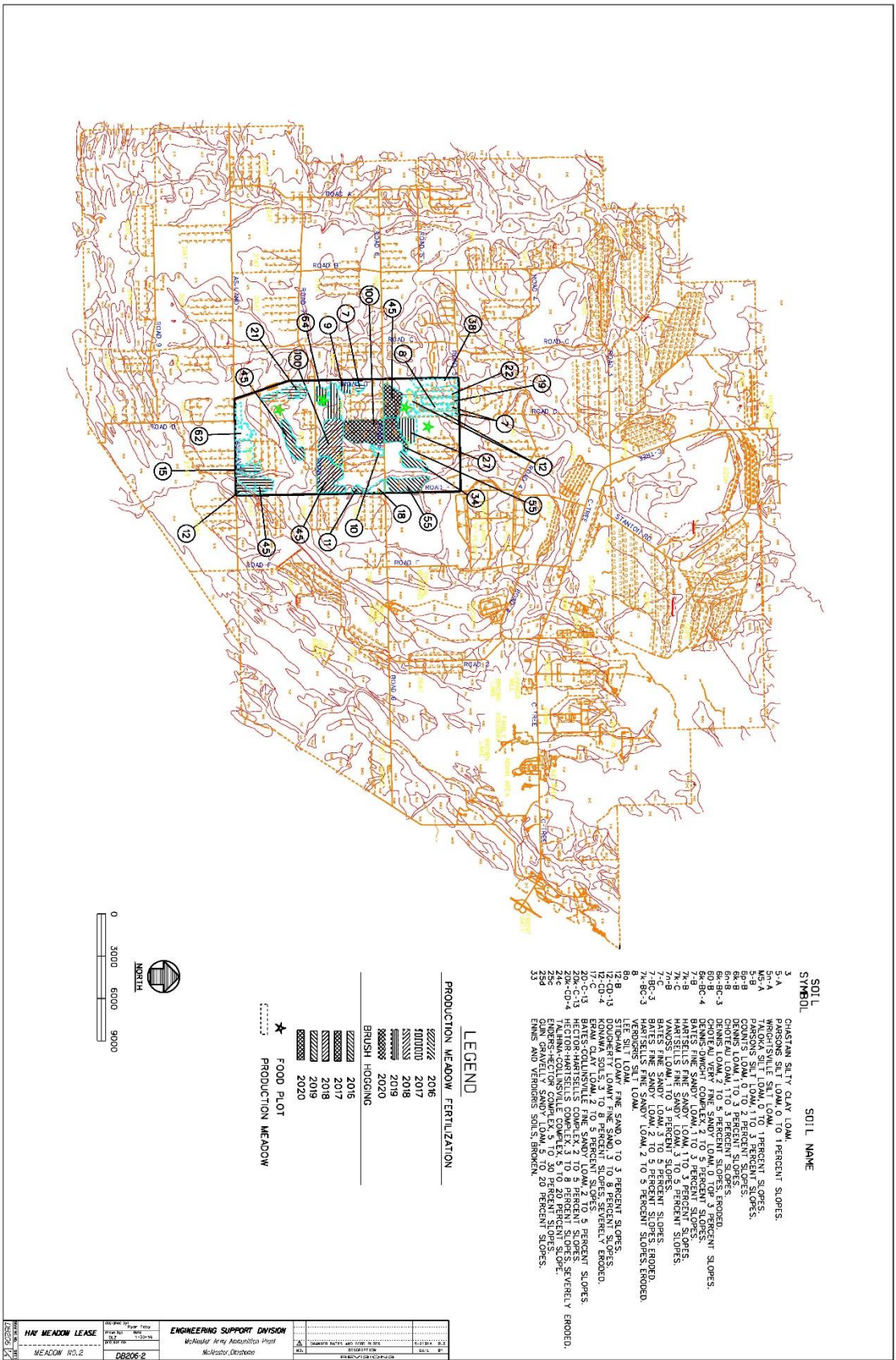


Exhibit B

**COMPLETION
SHEET**

NOL No.: DACA56-1-16-TBD (Tract 2)

SERVICES PERFORMED	ACRES	COMPLETED Y/N	DATE
COMMENTS:			

Completion sheet must be submitted in writing within seven (7) days after services have been performed and the Government must be notified in writing to the following:

- a. District Engineer, Tulsa District Corps of Engineers
ATTN: Chief, Real Estate Division
1645 South 101st East
Ave. Tulsa, OK 74128-4608

- b. McAlester Army Ammunition Plant
JMMC-DEL/Ryan Toby
1C Tree Road
McAlester, OK 74501

LESSEE SIGNATURE

DATE

MANAGEMENT PLAN
AGRICULTURAL HAYING LEASE
MEADOW #4
MCALESTER ARMY AMMUNITION PLANT
MCALESTER, OKLAHOMA

1. GENERAL DESCRIPTION

a. Location. McAlester Army Ammunition Plant is located in Pittsburg County, Oklahoma, approximately 9 miles southwest of the town of McAlester.

b. Lease. The tract consists of approximately 597 acres of native grass production hay meadows. Grazing of livestock is prohibited.

c. Meadow No. 4 Lease will begin 1 June 2016 and expire 31 December 2020, with an additional four year option.

d. Work Requirements. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation and perform the conservation work items as prescribed herein.

e. The present vegetative condition of the meadow is good with the vegetative trend being up. The process of fertilization by the lessee will also improve the quality of the meadow.

f. The basic soil types are Dennis-Parsons-Bates Association; loamy soils on prairie uplands.

g. Tree and brush control areas within the Number 4 lease do not qualify as timber management areas. The dominating species are Winged Elm (*Ulmus alata*), Persimmon (*Diospyros virginiana*), Hawthorn (*Crataegus invisa* Sarg.) and *Crataegus spathulata* Michx.), Greenbrier (*Smilax roundifolia* L.), Sumac (*Rhus copallina* L.) and *Rhus glabra* L.), Blackberry (*Rubus austrinus*).

MCALESTER ARMY AMMUNITION PLANT

MCALESTER, OKLAHOMA

LAND USE REGULATIONS

HAYING LEASE

MEADOW NO. 4, CONTAINING 597 ACRES

1. Grazing of livestock is prohibited.
2. The lessee is responsible for compliance with all State and Federal Laws, Rules and Regulations applicable to the handling and application of chemicals and the disposal of chemical containers. The lessee is responsible for obtaining all approvals, permits, and certifications necessary for the purchase, handling, and application of chemicals. The lessee further assumes responsibility for damages to crops, animals, timber or any environmental contamination on McAlester AAP which results from the misuse of chemicals or the careless handling/application of chemicals by the lessee or his/her employees. At the end of the month, the lessee is to report in writing to the land manager the pesticides in pounds or ounces of the active ingredient that he/she applied.
3. The lease area is subject to concurrent use for recreational purposes, including hunting and fishing, by such persons accorded the privilege by appropriate regulations established by the Installation Commander. The Installation Commander reserves the right to allow public hunting in the leased area for a period not to exceed 60 days per year.
4. Vehicles equipped with catalytic converters are prohibited in hazardous or explosive operating areas. Vehicles with this equipment will be parked only on roads and hard-stand areas and are prohibited from being parked in grassy areas or in fields.
5. Lessee and his employees shall adhere to the fire and safety requirements of AMCR 385-100.
6. Lessee and his employees shall comply with the security requirements of the Physical Security Plan, Installation Regulations, and AMCR 190-3.
7. The Provost Marshal/Security Officer of McAlester AAP will complete a local law enforcement agency check on the lessee and his employees. Any derogatory information obtained will be reviewed by the Provost Marshal/Security Officer and the Installation Commander to determine whether or not the lessee or his employees will be allowed entry to the leased area. The lessee shall furnish the names of employees to the Security Officer 3 days prior to the employees' entry.
8. Displays of commercial advertisements will not be placed on leased lands.
9. Care will be taken to guard against a beginning for soil erosion in areas where brush is to be cut or pushed that will surround waterways, roadside ditches, and other drainage areas. Disturbed areas will be seeded to 20 pounds of annual rye grass per acre.

10. Lessee or his employees will not operate brush hog or rotary-type equipment on the lease area during the months of April, May or the first half of June. Hay cutting will be permitted after 25 June through 10 August, unless extended by wet weather delays as determined by the resident officer in charge of outleasing.

11. Hay harvesting shall be limited to one cutting each year. Haying operations shall not continue past August 10, each year. All hay and haying equipment must be removed from the lease area not later than 20 August each year. The hay harvest season can be extended by the resident officer in charge of outleasing if justified by wet grounds and poor weather conditions during the regular harvest season. Upon completion of haying operations, the lessee will notify the resident officer in charge of outleasing of the total tons of hay removed from the individual meadow. The area around each magazine will not be cut closer than fifty (50) feet from the toe of the slope of the magazine.

All haying operations shall be conducted according to sound and locally accepted hay harvesting practices.

12. All areas of production hay meadows as indicated by map must be cut annually during the cutting time allotted (25 June through 10 August). Areas deemed unsuitable for hay production must still be mowed to preserve the integrity of the hay meadow and prevent woody species from overtaking production areas. Vegetation clippings in these areas may be left in place at the discretion of the lessee.

13. All personnel involved in the haying operations shall not enter the installation before sunrise and must be off the installation before sunset. Work may be carried on seven (7) days a week, providing the lessee notifies the resident officer in charge of outleasing the preceding week as to the number and location of his employees who will be working on Saturday and/or Sunday.

14. All cuttings, including grass, weeds, and weed-like growths, become the property of the lessee. If the lessee plans to resell the hay, all transactions must take place off the installation. Delivery of hay to any purchaser shall be made by the lessee at off-installation locations. In addition, sale of hay shall not be made to any employee or officer of the Government in any position to influence the conditions under which this contract is executed. Prospective buyers shall not be brought on the installation to inspect or remove any hay.

15. The mowed grasses shall be permitted to remain on the ground for the time necessary to cure for hay, and the lessee shall be allowed access to the areas to perform such windrowing, turning, raking, and baling as are necessary to accomplish the curing and harvesting of hay and to remove such harvested material from the premises. The lessee shall remove all hay, including loose, wet, or broken bales, from the individual meadow within ten (10) days after cutting. If due to adverse weather conditions, mold, or other causes, the mowed grass is damaged beyond use for hay, the resident officer in charge of outleasing approves on-site disposal in areas which he designates.

16. The lessee may use the Main Gate for hauling operations when using trucks or automobiles. The Haywood Gate may be used to move haying equipment and baled hay on and off the installation by special arrangements with the Directorate of Public Works or the Officer in Charge of Outleasing.

17. The lessee shall furnish all labor, transportation, equipment, materials, supplies, and supervision necessary to carry out the haying operation and perform the conservation work items specified. The specified work items are to be performed at the sole cost and expense of the lessee. A map, showing the location of specific areas involved, will be furnished upon pre-bid inspection. Additional maps will be furnished to successful bidders. Accomplishment of the following practices has been scheduled over the full lease term:

Table 1. Meadow #4 Conservation Practices

	PRACTICE	COMPLETION DATE
YEAR 1	<ul style="list-style-type: none">Planting winter cover on 39 acres (8 plots)Hay Meadow Fertilization on 100 acres	<ul style="list-style-type: none">15 September1 October
YEAR 2	<ul style="list-style-type: none">Planting winter cover on 39 acres (8 plots)Hay Meadow Fertilization on 100 acres	<ul style="list-style-type: none">15 September1 October
YEAR 3	<ul style="list-style-type: none">Planting winter cover on 39 acres (8 plots)Hay Meadow Fertilization on 100 acres	<ul style="list-style-type: none">15 September1 October
YEAR 4	<ul style="list-style-type: none">Planting winter cover on 39 acres (8 plots)Hay Meadow Fertilization on 100 acres	<ul style="list-style-type: none">15 September1 October
YEAR 5	<ul style="list-style-type: none">Planting winter cover on 39 acres (8 plots)Hay Meadow Fertilization on 100 acres	<ul style="list-style-type: none">15 September1 October

*See Technical Specifications for details on conservation practices.

18. The installation commander reserves the right to sell timber for commercial harvest within the leased area, and any compensation to the lessee, due to loss of hay production as a result of logging operations, will be paid by the timber buyer.

19. A performance bond in the amount of \$1,500 per year or \$7,500 per term is required for performance of required work on this lease.

Technical Specifications for specific practices are as follows:

1. Grain Planting. This work includes seed bed preparation, planting, fertilizing of cover crops.

a. Land Breaking: Breaking shall be with mold board plow or offset tandem disk break plow. Ground shall be broken to a minimum depth of eight inches.

b. Disking: After breaking operations are completed, the soil shall be disked a minimum of two (2) times, each time with a drag attached to the disk. The last disking will be in a cross pattern to the first disking.

c. Planting: Winter crop cover planting must be accomplished with broadcast spreader. Annual rye grass seed shall be planted at the rate of 40 lbs. pure live seed per acre. Fertilization will be in accordance with test results. Contact Mr. Ryan Toby at McAlester Army Ammunition Plant for application rates. Historically, at the time of planting, the fertilizer application rate has been approximately 200 lbs. of 10-20-10 fertilizer per acre. All seed and fertilizer shall be delivered to the site in original unopened container and approved by the Land Manager prior to planting. Planting and fertilization shall be completed by 15 September each year.

2. Hay Meadow Fertilization: Hay meadows will be fertilized with a broad cast spreader. Fertilization will be in accordance with test results. Contact Mr. Ryan Toby at McAlester Army Ammunition Plant for application rates. Historically, the fertilizer application rate has been approximately 200 lbs. of 10-20-10 fertilizer per acre. The fertilizer shall be delivered to the site of application in the original unopened containers. The Land Manager will inspect and approve the fertilizer prior to spreading.



**COMPLETION
SHEET**

NOL No.: DACA56-1-16-TBD (Tract 4)

SERVICES PERFORMED	ACRES	COMPLETED Y/N	DATE
COMMENTS:			

Completion sheet must be submitted in writing within seven (7) days after services have been performed and the Government must be notified in writing to the following:

- a. District Engineer, Tulsa District Corps of Engineers
ATTN: Chief, Real Estate Division
1645 South 101st East
Ave. Tulsa, OK 74128-4608

- b. McAlester Army Ammunition Plant
JMMC-DEL/Ryan Toby
1C Tree Road
McAlester, OK 74501

LESSEE SIGNATURE

DATE

**NO. DACA56-1-16-00* DEPARTMENT
OF THE ARMY LEASE
FOR AGRICULTURAL OR GRAZING PURPOSES**

**LOCATED ON
McAlester Army
Ammunitions Plant
Pittsburg County, Oklahoma**

THIS LEASE, made on behalf of the United States, between the **SECRETARY OF THE ARMY**, hereinafter referred to as the Secretary, and *,*; hereinafter referred to as the Lessee,

WITNESSETH:

That the Secretary, by authority of Title 10, United States Code, Section 2667, and for the consideration set forth herein, hereby leases to the Lessee the property hereinafter identified in Exhibit(s) *, attached hereto and made a part hereof, hereinafter referred to as the premises, for * purposes, and in accordance with the land use regulations identified in Exhibit(s) *, which is attached hereto and made a part hereof.

THIS LEASE is granted subject to the following conditions:

1. TERM

Said premises are hereby leased for a term of **one (1) year**, beginning **January 1, 2015, and ending December 31, 2015**, [and may be renewed annually for up to 7 years in accordance with Condition 31], but revocable at will by the Secretary.

2. CONSIDERATION

***a.** (Use if there will be no rental offsets) The Lessee shall pay rental in advance to the United States in the amount of * AND NO/100 DOLLARS (\$*), payable * to the order of the Finance and Accounting Officer, Tulsa District, and delivered to 1645 S 101 East Ave, P.O. Box 61, Tulsa, OK 74121-0061.

***a.** (Alternate Condition) (Use if there will be rental offsets) As consideration for this lease, the Lessee shall pay cash rental in advance to the United States in the amount of * AND NO/100 DOLLARS,(\$*), payable * to the order of the Finance and Accounting Officer, Tulsa District, and delivered to 1645 S 101 East Ave., Tulsa, OK 74128-4609. Such cash rental shall be offset by the value of work items which shall be accomplished by the Lessee for the maintenance, protection, repair, restoration, and improvement of the leased premises as described in the Land Use Regulations attached as Exhibit *.

b. All rent and other payments due under the terms of this lease must be paid on or

before the date they are due in order to avoid the mandatory sanctions imposed by the Debt Collection Act of 1982, (31 U.S.C. Section 3717). This statute requires the imposition of an interest charge for the late payment of debts owed to the United States; an administrative charge to cover the costs of processing and handling delinquent debts; and the assessment of an additional penalty charge on any portion of a debt that is more than 90 days past due. The provisions of the statute will be implemented as follows:

(1) The United States will impose an interest charge, the amount to be determined by law or regulation, on late payment of rent. Interest will accrue from (the due date) (the later of the due date or the date notification of the amount due is mailed to the Lessee). An administrative charge to cover the cost of processing and handling each late payment will also be imposed.

(2) In addition to the charges set forth above, the United States will impose a penalty charge of six percent (6%) per annum on any payment or portion thereof, more than ninety (90) days past due. The penalty shall accrue from the date of delinquency and will continue to accrue until the debt is paid in full.

(3) All payments received will be applied first to any accumulated interest, administrative and penalty charges and then to any unpaid rental or other payment balance. Interest will not accrue on any administrative or late payment penalty charge.

3. NOTICES

All correspondence and notices to be given pursuant to this lease shall be addressed, if to the lessee, to *, and if to the United States, to the District Engineer, Attention: **Chief, Real Estate Division, 1645 S 101 East Ave, Tulsa, OK 74128-4608**, or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly sealed envelope, or wrapper, addressed as aforesaid, and deposited, postage prepaid, in a post office regularly maintained by the United States Postal Service.

4. AUTHORIZED REPRESENTATIVES

Except as otherwise specifically provided, any reference herein to "Secretary", "District Engineer", or "said officer", include their duly authorized representatives. Any reference to "Lessee" shall include any sublessees, assignees, transferees, successors and their duly authorized representatives.

5. SUPERVISION BY THE INSTALLATION COMMANDER

The use and occupation of the premises shall be subject to the general supervision and approval of the Installation Commander, Fort Sill Military Reservation hereinafter referred to as said officer, and to such rules and regulations as may be prescribed from time to time by said officer.

6. APPLICABLE LAWS AND REGULATIONS

The Lessee shall comply with all applicable Federal, state, county and municipal laws, ordinances and regulations wherein the premises are located.

7. CONDITION OF PREMISES

The Lessee acknowledges that it has inspected the premises, knows its condition, and understands that the same is leased without any representation or warranties whatsoever and without obligation on the part of the United States to make any alterations, repairs or additions thereto.

8. TRANSFERS AND ASSIGNMENTS

Without prior written approval of the District Engineer, the Lessee shall neither transfer nor assign this lease, nor sublet the premises or any part thereof, nor grant any interest, privilege or license whatsoever in connection with this lease. Failure to comply with this condition shall constitute a noncompliance for which the lease may be revoked immediately by the District Engineer.

9. PROTECTION OF PROPERTY

The Lessee shall keep the premises in good order and in a clean, safe condition by and at the expense of the Lessee. The Lessee shall be responsible for any damage that may be caused to property of the United States by the activities of the Lessee under this lease, and shall exercise due diligence in the protection of all property located on the premises against fire or damage from any and all other causes. Any property of the United States damaged or destroyed by the Lessee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by the Lessee to a condition satisfactory to said officer, or at the election of said officer, reimbursement made therefore by the Lessee in an amount necessary to restore or replace the property to a condition satisfactory to said officer.

10. RENTAL ADJUSTMENT

In the event the United States revokes this lease or in any other manner materially reduces the leased area or materially affects its use by the Lessee prior to the expiration date, an equitable adjustment will be made in the rental paid or to be paid under this lease. Where the said premises are being used for farming purposes, the Lessee shall have the right to harvest, gather and remove such crops as may have been planted or grown on said premises, or the District Engineer may require the Lessee to vacate immediately and, if funds are available, compensation will be made to the Lessee for the value of the remaining crops. Any adjustment of rent or the right to harvest, gather and remove crops shall be evidenced by a written supplemental agreement, executed by the District Engineer; PROVIDED, however, that none of the provisions of this paragraph shall apply in the event of revocation because of noncompliance by the Lessee with any of the terms and conditions of this lease and in that event any remaining crops shall become property of the

United States upon such revocation.

11. RIGHT TO ENTER AND FLOOD

a. The right is reserved to the United States, its officers, agents and employees to enter upon the premises at any time and for any purposes necessary or convenient in connection with government purposes; to make inspections; to remove timber or other materials, except property of the Lessee; to flood the premises; to manipulate the level of the lake or pool in any manner whatsoever, and/or to make any other use of the lands as may be necessary in connection with government purposes, and the Lessee shall have no claims for damages on account thereof against the United States or any officer, agent or employee thereof.

b. The Lessee expressly agrees to make no claim under flood insurance issued under any Federal Government program for loss to any property of the Lessee located on the premises which arises from or is incident to the flooding of the premises by the Government.

12. INDEMNITY

The United States shall not be responsible for damages to property or injuries to persons which may arise from or be incident to the exercise of the privileges herein granted, or for damages to the property of the Lessee, or for damages to the property or injuries to the person of the Lessee's officers, agents or employees or others who may be on the premises at their invitation or the invitation of any one of them, and the Lessee shall hold the United States harmless from any and all such claims not including damages due to the fault or negligence of the United States or its contractors.

13. RESTORATION

On or before the expiration of this lease or its termination by the Lessee, the Lessee shall vacate the premises, remove the property of the Lessee and restore the premises to a condition satisfactory to said officer. If, however, this lease is revoked, the Lessee shall vacate the premises, remove said property and restore the premises to the aforesaid condition within such time as the said officer may designate or as otherwise specified by the provisions of the condition on **RENTAL ADJUSTMENT**. In either event, if the Lessee shall fail or neglect to remove said property and restore the premises, then, at the option of said officer, the property shall either become the property of the United States without compensation therefore, or the said officer may cause the property to be removed and no claim for damages against the United States or its officers or agents shall be created by or made on account of such removal and restoration work. The Lessee shall also pay the United States on demand any sum which may be expended by the United States after the expiration, revocation or termination of this lease in restoring the premises.

14. NON-DISCRIMINATION

The Lessee shall not discriminate against any person or persons or exclude them from participation in the Lessee's operations, programs or activities conducted on the leased premises, because of race, color, religion, sex, age, handicap or national origin.

15. SUBJECT TO EASEMENTS

This lease is subject to all existing easements, or those subsequently granted as well as established access routes for roadways and utilities located, or to be located, on the premises, provided that the proposed grant of any new easement or route will be coordinated with the Lessee, and easements will not be granted which will, in the opinion of the District Engineer, interfere with the use of the premises by the Lessee.

16. SUBJECT TO MINERAL INTERESTS

This lease is subject to all outstanding mineral interests. As to federally owned mineral interests, it is understood that they may be included in present or future mineral leases issued by the Bureau of Land Management (BLM) which has responsibility for mineral development of Federal lands. The Secretary will provide lease stipulations to BLM for inclusion in said mineral leases that are designed to protect the premises from activities that would interfere with the Lessee's operations or would be contrary to local law.

17. TERMINATION

This lease may be terminated by the Lessee at any time by giving at least sixty (60) days' notice thereof, in writing, to the District Engineer. In the case of such termination, no refund by the United States of any rental previously paid shall be made and payment in full of all rent becoming due during the period of notice will be required. In the event the effective date of termination occurs after the start of the grazing, planting or harvesting season as specified in the Land Use Regulations, any rent due for the balance of the annual term, or the rental due for the remaining term if the lease is for less than one year, shall be due and payable on or before the date of such termination. The lessee shall not be reimbursed for services performed in advance of the year in which termination occurs.

18. PROHIBITED USES

a. Certain soil conservation practices may be required by the land use regulations which are identified as rental offsets. By acceptance of such offsets, the Lessee agrees that he will not accept any Federal or State cost-sharing payments or subsidies for the same soil conservation practices.

b. The Lessee shall not construct or place any structure, improvement or advertising sign or allow or permit such construction or placement without prior written approval of the District Engineer.

19. PROTECTION OF NATURAL RESOURCES

The Lessee shall use the premises in accordance with the attached Land Use Regulations and shall at all times: (a) maintain the premises in good condition and free from weeds, brush, washes, gullies and other erosion which is detrimental to the value of the premises for agricultural purposes; (b) cut no timber, conduct no mining or drilling operations, remove no sand, gravel or kindred substances from the premises; (c) commit no waste of any kind nor in any manner substantially change the contour or condition of the premises except changes required to accomplish soil and water conservation measures as may be authorized by said officer.

20. DISPUTES (To be added to once high bidder is obtained)**21. ENVIRONMENTAL PROTECTION**

a. Within the limits of their respective legal powers, the parties to this lease shall protect the premises against pollution of its air, ground and water. The Lessee shall comply with any laws, regulations, conditions or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, or any Federal, state, interstate or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the premises is specifically prohibited. Such regulations, conditions or instructions in effect or prescribed by the said Environmental Protection Agency, or any Federal, state, interstate or local governmental agency are hereby made a condition of this lease. The Lessee shall not discharge waste or effluent from the premises in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.

b. The Lessee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from activities of the Lessee, the Lessee shall be liable to restore the damaged resources.

c. The Lessee must obtain approval in writing from said officer before any pesticides or herbicides are applied to the premises.

22. HISTORIC PRESERVATION

The Lessee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archeological, architectural or other cultural artifacts, relics, remains or objects of antiquity. In the event such items are discovered on the premises, the Lessee shall immediately notify said officer and protect the site and the material from further disturbance until said officer gives clearance to proceed.

23. SOIL AND WATER CONSERVATION

The Lessee shall maintain, in a manner satisfactory to said officer, all soil and water conservation structures that may be in existence upon the premises at the beginning of or that may be constructed by the Lessee during the term of this lease, and the Lessee shall take appropriate measures to prevent or control soil erosion within the premises. Any soil erosion occurring outside the premises resulting from the activities of the Lessee shall be corrected by the Lessee as directed in writing by the District Engineer.

24. TAXES

Any and all taxes imposed by the state or its political subdivisions upon the property or interest of the Lessee in the premises shall be promptly paid by the Lessee. If and to the extent that the property owned by the Government is later made taxable by State or local governments under an Act of Congress, the lease shall be renegotiated.

25. COVENANT AGAINST CONTINGENT FEES

The Lessee warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, percentage, brokerage or contingent fees, accepting bona fide employees or established commercial or selling agencies maintained by the Lessee for the purpose of securing business. For breach or violation of this warranty, the United States shall have the right to annul this lease without liability or, in its discretion, to require the Lessee to pay, in addition to the lease rental or consideration, the full amount of such commission, percentage, brokerage or contingent fee.

26. OFFICIALS NOT TO BENEFIT

No member of or delegate to congress or resident commissioner shall be admitted to any share or part of this lease or to any benefits to arise therefrom. However, nothing herein contained shall be construed to extend to any incorporated company if this lease is for the general benefit of such corporation or company.

27. SEVERAL LESSEES

If more than one Lessee is named in this lease, the obligations of said Lessees herein named shall be joint and several obligations.

28. MODIFICATIONS

This lease contains the entire agreement between the parties hereto, and no modifications of this agreement, or waiver, or consent hereunder shall be valid unless the same be in writing, signed by the parties to be bound or by a duly authorized representative and this provision shall apply to this condition as well as other conditions of this lease.

29. DISCLAIMER

This lease is effective only insofar as the rights of the United States in the premises are concerned. The Lessee shall obtain any permit or license which may be required by Federal, state or local statute in connection with the use of the premises. It is understood that the granting of this lease does not preclude the necessity of obtaining a Department of the Army permit for activities which involve the discharge of dredge or fill material or the

placement of fixed structures in the waters of the United States, pursuant to the provisions of Section 10 of the Rivers and Harbors Act of 3 March 1899 (33 USC 403), and Section 404 of the Clean Waters Act (33 USC 1344).

30. HUNTING AND FISHING ENTRY

That the lessee will cooperate in programs for the management and improvement of fish and wildlife and in furtherance thereof the leased premises will be subject to free public use for fishing and hunting.

31. RIGHT OF RENEWAL WITHOUT COMPETITION

The United States may renew this lease by mutual agreement with the current lessee if the lease term stated above expressly authorizes renewal, the lessee's performance is satisfactory, and the value as determined by the United States Government is acceptable.

THIS LEASE is not subject to Title 10, United States Code, Section 2662, as amended.

IN WITNESS WHEREOF I have hereunto set my hand by direction of the Secretary
of the Army this _____ day of _____, 20____.

Terry D. Rupe
Chief, Real Estate Division
Real Estate Contracting Officer

This lease is also executed by the lessee this _____ .
(DATE)

Lessee